



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 28, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

John Taylor, Chair
Richard Vincent, Vice Chair
Roxanne Vaitkus
David Herring
Angelique Fabiani

Members Absent:

Cara Mathis
Karl Ecker

Staff Present:

Pamela Graham, Planning Supervisor
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Shannon Konstantinou, Clerk to the Board
Lori Hercules, IT Technician

Approximately 6 member(s) of the public in attendance.

I. Call to Order

Mr. Taylor called the Regular Meeting to order at 04:00 PM. Mr. Taylor explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Taylor introduced Staff. Mr. Taylor noted the absence of Ms. Mathis and Mr. Ecker.

II. Approval of Minutes

A. 08-24-2023 Regular Meeting Minutes

Ms. Vaitkus moved to approve the minutes of the August 24th, 2023 Meeting.
Seconded by Mr. Herring. Approved by a vote of 5-0.

Mr. Herring moved to recess the Regular Meeting and open the Public Hearing. Seconded
by Ms. Fabiani. Approved by a vote of 5-0.

III. Public Hearing

All Commission members stated they had visited all sites and did not have any ex parte communication.

Mr. Taylor explained the procedures of a quasi-judicial public hearing.

Ms. Carpenter was sworn into the Public Hearing and testified as follows.

A. COA-2023-00274 (125 Graham Rd) (continued)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a new single-family dwelling at 125 Graham Rd. The property is identified as Moore County PID Number 00020108. The property owners are David and Louise Parks and the applicant is Thomas Bradford.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission and Ms. Carpenter discussed the front yard / elevation of the property being considered the portion of the property running along Graham Rd. and the need to discuss details of the elevations with the Applicant.

Mr. Thomas Bradford, Owner, was sworn into the public hearing.

Mr. Bradford stated he did not have any additional information to add and would answer any questions the Commission may have.

The Commission, Mr. Bradford, and Ms. Carpenter discussed the left and right elevations as depicted in the site plans submitted are reserved, the elevations on the site plans depicting shed roofs on the dormers (front and back) while the roof plans depict gable roofs, the actual type of roofs to be constructed for the dormers being shed roofs (front and back), the elliptical window depicted on the elevation to the right of the main gable will actually be round, the front steps and porch being brick (Mr. Bradford did not have a sample or information on the type and color of brick to be used), Mr. Bradford intended for the materials to change at each corner of the dwelling (from shake siding to lap siding, etc.), the foundation wall for the rear elevation actually being stone not brick as depicted, the steps on the rear elevation being brick, the use of wrought iron for any handrails required, the need to have specifics of the design and materials for inspection purposes, the roof plan (Exhibit A-2.2) incorrectly omitting the major gable over the front door of the front elevation, glass block not being a common design element in the Historic District and not being permitted on street facing elevations, the windows being Jeld-Wen vinyl clad in white with simulated divided light, the gutters matching the trim and being a typical half-round shape, the metal roof being black with a standing seam, the columns being 8" square with lattice in between, the style of the dwelling being more modern than is typically seen in the Historic District, the garage door being painted to match the trim colors and consisting of 4 panels with 4 simulated divided light windows along the top panel, and the mix of window and door styles being intentional to mimic other properties within the Historic District and other Historic properties outside Pinehurst.

Mr. Taylor asked whether there was any member of the audience wishing to present testimony either in favor of or opposition to the proposed Major Work. None came forward.

Mr. Taylor closed the evidentiary portion of the Public Hearing.

The Commission deliberated whether the dwelling meets the Standard that outlines the preference for main dwellings to front / face the main street of the property, which would be Graham Rd. (Mr. Bradford stated there is a covenant attached to the property with more restrictive setback requirements than are required by the Village which prevent changing the orientation of the dwelling and the dwelling was designed to meet both the covenant and Village setback requirements), the number of trees proposed for removal that are outside of the building envelope and well away from the dwelling, whether the number of adjustments needed justifies continuing the case to the next Public Hearing on October 26th, 2023.

Mr. Herring moved to re-open the evidentiary portion of and to continue the case to the next Public Hearing of October 26th, 2023. Seconded by Ms. Fabiani. Approved by a vote of 5-0.

B. COA-2023-00301 (190 Midland Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a modification to a detached garage at 190 Midland Rd. The property is identified as Moore County PID Number 00015636. The property owner is ZCT Properties No. 2, LLC and the applicant is William Haulsee.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission did not have any questions for Ms. Carpenter.

Mr. William Haulsee, Contractor, was sworn into the public hearing.

Mr. Haulsee stated the intention behind the proposed work is to improve the appearance of the property, make the structure more symmetrical, and allow for a vehicle to be parked under the structure.

The Commission, Mr. Haulsee, and Ms. Carpenter discussed the right-hand side of the structure being made to look like the left-hand side of the structure as seen in Exhibit A-2.1, and the use of the same materials and details as the existing so both sides of the structure will look exactly the same.

Mr. Taylor asked whether there was any member of the audience wishing to present testimony either in favor of or opposition to the proposed Major Work. None came forward.

Mr. Taylor closed the evidentiary portion of the Public Hearing.

Ms. Fabiani moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00301) and find the proposed Major Work at 190 Midland Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Ms. Vaitkus. Approved by a vote of 5-0.

Mr. Vincent moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 5-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 08/15/2023 – 09/14/2023.

V. Next Meeting Date

10-26-2023 Regular Meeting

The Commission agreed to work on proposed revisions to the Standards and forward those proposed revisions to Mr. Taylor so he may compile a document for the Commission to review at a Work Session meeting on October 26, 2023 at 03:00 PM.

VI. Motion to Adjourn

Mr. Herring moved to adjourn the meeting. Seconded by Ms. Fabiani. Approved by a vote of 5-0 at 04:54 PM.

Respectfully Submitted,



Shannon Konstantinou

Village Clerk

Village of Pinehurst

A videotape of this meeting is located on the Village website: www.vopnc.org.

The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement.